

**4243 ROCK CREEK DRIVE, Port Charlotte, FL, 33948**

Single Family Home

Bedroom: 3

Bathroom: 2 Full / 0 Half

Square feet: 1521 A/C & 2344.00 Total

Neighborhood: O'Hara Area, Port Charlotte, Rock Creek - Powerboat Access

Prior Taxes: \$ 1,894

Water View: Canal

Year Built: 1979

MLS: T3519422

Listed By: EXP REALTY LLC

LOCATION, LOCATION, LOCATION! Welcome to 4243 Rock Creek Drive, where waterfront living harmonizes with contemporary comforts in the heart of Port Charlotte, Florida. Nestled along this serene canal, this peaceful abode, with NO HOA offers a rare opportunity to immerse oneself in the splendor of coastal living

every day. This home has been appraised within the last 60 days in as is condition at \$448,000 so you're already walking into an equitable situation before you even begin to put your own loving, long lasting personal touches to the interior to make it your own. With all big ticket items including the roof, replaced merely one year ago that furnishes assurance that your sanctuary is shielded against the caprices of the elements, A water heater, installed within the past two years, ensures a consistent supply of warm aquatic reprieve, a pool cage that has been rescreened within the last eight months gives you the peace of mind of being able to enjoy your canal front view without the troublesome mosquitos, while the upgraded AC system, meticulously attended to within the last two years, guarantees year-round comfort, regardless of atmospheric vicissitudes. The master suite offers a sanctuary of tranquility at day's end and with just a quick walk to the glass sliding door, you'll step outside on your pool deck and behold the waterfront sanctuary that awaits. Engage your senses with the tang of briny sea air as you partake in the breathtaking panoramas of the water. Whether indulging in literary pursuits, hosting convivial barbecues with esteemed acquaintances, or embarking on aquatic excursions via kayak off your private dock. This backyard with 8'x14' storage shed that includes electric and water, presents limitless opportunities for gratification. Conveniently ensconced proximate to local amenities, beaches, and recreational diversions, 4243 Rock Creek Drive epitomizes the quintessence of serenity and convenience. Embrace the quintessential Florida lifestyle and lay claim to this unparalleled waterfront haven. Your reverie of coastal living awaits realization as you are within a quick 10 minute boat trip to Charlotte Harbor to get out to the Gulf of Mexico and some of the most coveted fishing in the world! With this incredible price and the potential to raise the equity with quick, simple cosmetic renovations this deal WILL NOT last long. Be sure to check the drone pictures to see how close this is to the Gulf!